

BERRY SURVEYING & ENGINEERING

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October 12, 2021

Barrington Planning Board
Attention: Marcia Gasses
PO Box 660
333 Calef Highway
Barrington, NH 03825

Re: Mixed Use Site Plan
Dove Development Group LLC
Tax Map 235, Lots 1-1 & 3
Project Revision Narrative

Ms. Gasses, Mr. Chairman, Members of the Barrington Planning Board,

After receiving project review comments from CMA Engineers, NHDES Alteration of Terrain, and internal project review, the following is a list of project changes proposed to be implemented:

- Modification of Community Way profile from 10+25-End. This has been undertaken to attempt to raise the starting grade of High Point Drive and to implement the modification of the Community Way cul-de-sac. Median has been revised for truck turning purposes. Revision of associated utilities required.
- Modification of the access road profile off of Community Way to be a maximum of 9%.
- Modification of the High Point Drive profile to reduce ledge cut. A sidewalk has been added to High Point Drive to provide safe connectivity for pedestrians from the condos to North Point Commons (NPC). Revision of associated utilities required.
- Ten parking spaces have been added along High Point Drive along EDA #4. EDA #4 location has been revised as a result. Retaining wall revised behind Units #1-4.

- Modification of NPC profile from 31+50-End to meet the revised North Point Commons profile. Revised side parking profile from 50+00-51+00 as a result. The back slope from 32+00-34+25 has been revised to add a 4' platform, the modified to 1:1 cut through ledge and 3:1 once out of ledge conditions. Revision of associated utilities required.
- Reconfiguration of EDAs 1-3 located behind NPC and units #5-11 for stormwater conveyance purposes.
- Revisions of Gravel Wetland #104, Rain Gardens #105, 106, 107, Detention Pond #110.
- Removal of Rain garden #109. Addition of Stormtech Detention Pond #109 under NPC side parking.
- Addition of Civic/Open space to the project.
- Revision of lot line revision between Lots 1-1 & 3 to accommodate the Community way cul-de-sac revision.
- Addition of a turnaround hammerhead at the well.
- Revision of NPC entrance radii.
- Revisions of all 6 septic designs (fields, pipes, tanks).
- Addition of legends to certain plans.
- Signage for the emergency access road.
- Addition of phases to the project.
- Revision of off-site soils modeling, per NHDES AoT request.
- Revisions of several on & off-site subcatchments areas and Tc's in accordance with project changes and to confirm off-site soil revisions.
- Correction of a shown existing topographical error shown in southeast corner of lot 1-1 and associated W1/W2 sheet.
- High Point Drive has been renamed to Overlook Drive.

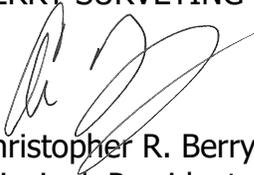


- Cut added behind units #12-18 for fill material.
- Incorporation of comments from the Barrington Planning Board, CMA Engineers, NHDES AoT review.
- Revision of Traffic Impact Analysis to remove future second mixed-use building.

BS&E has made a comprehensive review of comments provided between CMA Engineers and NHDES AoT and a revised plan set is forthcoming.

Please let us know if you have further questions.

BERRY SURVEYING & ENGINEERING



Christopher R. Berry – Project Manager
Principal, President



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